

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐  
no ☐

Property Name: Grassdale/Cooper Farm Inventory Number: K-647  
Address: 9965 Worton Road City: Worton Zip Code: 21678  
County: Kent USGS Topographic Map: Chestertown  
Petronio, Kay-Booth S. & Thomas J. & David F. & L.  
Owner: Siepert Is the property being evaluated a district? ☐ yes  
Tax Parcel Number: 28 Tax Map Number: 36 Tax Account ID Number: 009475  
Project: Chestertown Emergency Services Tower (Site II) Agency: DBM  
Site visit by MHT Staff: ☐ no ☐ yes Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Is the property located within a historic district? ☐ yes ☒ no

*If the property is within a district*

District Inventory Number: \_\_\_\_\_

NR-listed district ☐ yes Eligible district ☐ yes District Name: \_\_\_\_\_

Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐

*If the property is not within a district (or the property is a district)*

Preparer's Recommendation: Eligible ☒ yes ☐ no

Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in: MIHP Form

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Grassdale/Cooper house is an assemblage of several frame and brick structures connected together through time and as family needs changed. Overall, the house is a frame structure, with a Victorian Gothic façade which was a newer addition. The façade faces west towards Route 297.

The two and one-half story original frame house is two bays wide and two deep and is positioned behind the front main house in a parallel form; the two houses are slightly offset. A one and half story addition is positioned behind the original house. This part of the structure is a small, one-bay wide and two-bay deep structure. The area between the original house and this small addition has been finished with an enclosed porch. A small, one-story brick addition is positioned on the rear of this frame addition.

The main house section (Victorian Gothic) in front is three bays wide and two deep. A steeply-pitched gable roof is intersected with a cross gable flanked with two gabled dormer windows. Both slopes of the main house have this configuration. A shed roofed front porch, supported by plain tapered columns runs most of the length of the façade. All frame components of the house are finished with vinyl siding over the original lapped weatherboard. The wide corner boards of the main house mimic pilasters with Doric capitals. The fenestration of the main house consists of a one-over-one sash window in

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended ☒ Eligibility not recommended ☒

Criteria: ☒ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments: Lacks sufficient architectural distinction and integrity.

Andrew Levin  
Reviewer, Office of Preservation Services

11/09/04  
Date

February  
Reviewer, NR Program

12/1/04  
Date

200403073

MARYLAND HISTORICAL TRUST  
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 1

K-647

the cross gables, and a two-over-two double-hung windows in all the dormers and each three equally-spaced windows on the third level, and the two on the first level flanking the front door. Windows are also flanked with louvered shutters. The front door is modern, but is framed with side lights and a four-light transom. The north and south side of the main house has two windows on the second level and two on the first.

The southern most bay of the original frame house is visible from the front of the main house. A six over six double-hung window is on the second level and first level of this side. A concrete masonry unit-enclosed furnace pipe runs the height of the north side of the original house. This chimney is flanked by two casement windows on the first level. The east side of the original house also has two six over six double-hung windows on the second level above the enclosed porch area. An addition brick chimney extends from the north end of the ridge in the gabled roof of this section. A kitchen occupies the lower floor of this structure (the kitchen was the only accessible space). An enclosed corner stair leads from the kitchen to an upstairs bedroom. This original house is supported by field stone foundation walls which create a small cellar. The cellar is accessed through a bulkhead in the enclosed porch space.

The frame addition on the north, or back side of the house has the same medium-pitched roof as the original house, and the same six-over-six double-hung windows.

Perhaps the most significant structure on the property is the old slave quarters structure situated just east of the house and connected to the house by the enclosed porch. The building is a two room, two story frame structure with a gabled roof and board and batten cladding. It is two bays wide and three bays long with a central door flanked by windows on both long sides. It appears one original six-light window remains on the east side. The current owners of the house confirmed that this structure did house slaves during the farm operations in the 19<sup>th</sup> century. The building is in relatively good condition, having been maintained by the owners.

Additional outbuildings are found on the property, though they are not of particular significance.

The house appears to have originally been built in the very early 19<sup>th</sup> century with additions made through the 1970s. The house is a good example of a Victorian Gothic combined with a Vernacular farmhouse. Of particular architectural and cultural significance is the extant slave quarters. This structure is in good condition and in its original location next to the original farmhouse. The house and slave quarter building is recommended as eligible for the NRHP under Criteria A for the significant cultural history and C for architectural history.

Prepared by: Kathryn St. Clair

Date Prepared: September 14, 2004



MI HP #K-647

1/4

Grassdale Cooper Farm

Kent Co., MD

Kathryn St. Clair

MD SHPO - NEG.

View of the Facade of the main house (newer addition)



MHP #K-647

2/4

Grassdale Cooper Farm

Kent Co., MD

Kathryn St. Clair

MD S4D0 -NEG.

View of the South side of the house. Also pictured  
in the fore ground is the slave quarter structure.



MHP #K-647

314

Grassdale Cooper Farm

Kent Co., MD

Kathryn St. Clair

MD SHPO - MD

View of the north side of the house depicting  
the original frame portion (center) and  
brick section (lower right.).





MHP #K-647

4/4

Grassdale Cooper Farm

Kent Co., MD

Kathryn St. Clair

MD SHPO - NEG.

View of the north east side of the house  
Complex.

K-647  
Grassdale  
Near Chestertown  
Private

Circa 1820-1860;  
1870-1890

The house at Grassdale is an irregular complex of six frame and brick building sections with building dates perhaps from as early as the second quarter of the nineteenth century to the 1870s. They are clustered together in a pragmatic fashion and now house two separate households. The earliest section is a two-bay-wide two-storey section with gable roof that now has a large kitchen on the first storey with corner stair to two bedrooms. Most likely there was an earlier 1-1/2 storey section at its northwest end. Now at its northwest end, but offset to the rear, is a small true 1-1/2 storey section without dormers, appearing to be the second oldest section, with stair and one room per storey. The front, main section was built next, a vernacular Victorian Gothic Revival 2-1/2 storey building with a cross central gable. Appearing to have been built circa 1870-1890, it was added in front of most of the early two-storey section, with part of the earlier building protruding from behind it on the southeast end. The roof ridges of both these sections are parallel. The multiple-part assemblage at Grassdale is one of the most unusually developed dwellings in Kent County. Its layout as it grew evidently was dictated by convenient arrangement of rooms to each other rather than whether or not the resulting grouping would appear like more conventionally arranged Kent County house sections. The practice of placing a large, new main section almost directly in front of a previous building whose axis is the same direction is most unusual. The only other part of the county in which this is seen--usually the new house essentially covering the old by its bulk--is in the Rock Hall area, especially on Route 20 and on the road to Gratitude. The dilemma seemed to be what to do when a large, stylish new main section was wanted but the old to be retained faced the public road. The problem was solved by simply placing the new in front of the old. The Victorian main section of this house is also unusual for its depth, being very close to square. It is also a cross-gable building, not a type of Victorian construction used in Kent County.

**Maryland Historical Trust**  
**State Historic Sites Inventory Form**

Survey No. K-647

Magi No. 1506475304

DOE ☐ yes ☐ no

**1. Name** (indicate preferred name)

historic Grassdale (preferred)

and/or common Cooper Farm

**2. Location**

street & number Northeast side Rt. 297, .5 mile northwest of Rt. 213,  
northwest of Chestertown ☐ not for publication

city, town Chestertown ☒ vicinity of congressional district Fourth

state Maryland county Kent

**3. Classification**

| Category  | Ownership  | Status                                       | Present Use   |
|---|--|--|---|
| <input type="checkbox"/> district               | <input type="checkbox"/> public                    | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture                  |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private        | <input type="checkbox"/> unoccupied          | <input type="checkbox"/> commercial                   |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both                      | <input type="checkbox"/> work in progress    | <input type="checkbox"/> educational                  |
| <input type="checkbox"/> site                   | <b>Public Acquisition</b>                          | <b>Accessible</b>                            | <input type="checkbox"/> entertainment                |
| <input type="checkbox"/> object                 | <input type="checkbox"/> in process                | <input type="checkbox"/> yes: restricted     | <input type="checkbox"/> government                   |
|   | <input type="checkbox"/> being considered          | <input type="checkbox"/> yes: unrestricted   | <input type="checkbox"/> industrial                   |
|   | <input checked="" type="checkbox"/> not applicable | <input checked="" type="checkbox"/> no       | <input type="checkbox"/> military                     |
|   |  |  | <input type="checkbox"/> museum                       |
|   |  |  | <input type="checkbox"/> park                         |
|   |  |  | <input checked="" type="checkbox"/> private residence |
|   |  |  | <input type="checkbox"/> religious                    |
|   |  |  | <input type="checkbox"/> scientific                   |
|   |  |  | <input type="checkbox"/> transportation               |
|   |  |  | <input type="checkbox"/> other:                       |

**4. Owner of Property** (give names and mailing addresses of all owners)

name Mrs. Bertha Cooper Layhen, etal

street & number RD 4 Grassdale telephone no.: Unlisted

city, town Chestertown state and zip code Maryland 21620

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Court House liber EHP 76

street & number Cross Street folio 800

city, town Chestertown state Maryland

**6. Representation in Existing** Historical Surveys NONE

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

## 7. Description

Survey No. K-647

### Condition

☐ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The house at Grassdale is an irregular complex of six brick frame and building sections with building dates perhaps from as early as the second quarter of the nineteenth century to the 1970s. They are clustered together in a pragmatic sort of fashion and now house two separate households. The earliest section is a two-bay-wide two-story section with gable roof that now has a large kitchen on the first story with corner stair to two bedrooms. Most likely there was an earlier 1-1/2 story section at its northwest end. Now at its northwest end, but offset to the rear, is a small true 1-1/2 story section without dormers, appearing to be the second oldest section. The front, main section was built next, a vernacular Victorian Gothic Revival 2-1/2 story building with a cross central gable. Appearing to have been built circa 1870-1890, it was added in front of most of the early two-story section, with part of the earlier building protruding from behind it on the southeast end. The roof ridges of both these sections are parallel. With the building of the large, new main section a U-shaped space was created to its rear, at first filled in with an open porch. About 1972 it was enclosed and fully surrounded by a new one-story, brick addition. The sixth building part is not contiguous in the same sense as the others are but stands to the rear of the earliest section, connected by a pair of shed-roofed porches that are screened together and face each other, one a kitchen porch and the other a porch for a two-story structure constructed like a farm building but with a cellar. It is known as the old slave quarter, but it may not be that old, though it very likely served to house farm laborers during the latter half of the nineteenth and early part of the twentieth centuries.

(Continued)

# 8. Significance

Survey No. K-647

| Period  | Areas of Significance—Check and justify below    |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric          | <input type="checkbox"/> archeology-prehistoric  | <input type="checkbox"/> community planning     | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion        |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                    | <input type="checkbox"/> science         |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture       |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education              | <input type="checkbox"/> military               | <input type="checkbox"/> social/         |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian    |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater         |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation  |
|   |  | <input type="checkbox"/> invention              |   | <input type="checkbox"/> other (specify) |

Specific dates 1820-40;1870-90

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The multiple-part assemblage at Grassdale is one of the most unusually developed dwellings in Kent County. Its layout as it grew evidently was dictated by convenient arrangement of rooms to each other rather than whether or not the resulting grouping would appear like more conventionally arranged Kent County house sections. The practice of placing a large, new main section almost directly in front of a previous building whose axis is the same direction is most unusual. The only other part of the county in which this is seen—usually the new house essentially covering the old by its bulk—is in the Rock Hall area, especially on Route 20 and on the road to Gratitude. The dilemma seemed to be what to do when a large, stylish new main section was wanted but the old to be retained faced the public road. The problem was solved by simply placing the new in front of the old. The Victorian main section of this house is also unusual for its depth, being very close to square. It is also a cross-gable building, not a type of Victorian construction used in Kent County.

(Continued)



## 9. Major Bibliographical References

Survey No. K-647

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
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| state | code | county | code |
|-------|------|--------|------|
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## 11. Form Prepared By

name/title Margaret Q. Fallaw, Surveyor Consultant

organization County Commissioners of Kent County

Historical Society of Kent County

date July 22, 1986

street &amp; number Court House

778-4600

Church Alley

telephone

778-3499

city or town Chestertown

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

The main Victorian section at Grassdale is 32 feet wide and 28 feet deep. It is three bays wide and two deep. The parallel old section behind it is 20 feet wide and 18 feet deep; it is two bays wide and two deep. The small, northwest addition to the earliest section is about 10-1/2 feet wide and 15-1/2 feet deep; it is one bay wide and two deep. The area that began as a northwest kitchen porch and is now enwrapped living space could not be measured. The newest, brick section is about 12 feet wide and almost 16 feet deep; it is two or three bays wide and three closely-set bays deep.

All sections of the house at Grassdale are frame except the most recent addition, which appears to be brick veneer. The frame sections (except for the free-standing little building near the rear that is connected to the main house by screened porches) are now covered with asbestos shingles over horizontal weatherboard, presumably lapped. It was not seen. On three of the main section corners there are full bold pilasters on two sides. They have no bases but are panelled, with arched panel heads. They have composite moldings for caps. At the fourth corner the newest, brick section wraps around part of the main section, obscuring the pilaster, which is still visible above it, however.

The Victorian main section is built over a crawl space with a fieldstone foundation. The oldest section, with the large open kitchen filling its entire space, is built over a cellar. The walls are partially fieldstone; the upper sections are brick. Entry to this cellar is through the floor of its rear porch.

There is an old chimney within the northwest gable-end wall at the center of the oldest section, now the main kitchen. It is built of brick but has been parged. It has a one-course cap and a one-course drip. On the exterior of the southeast end wall of this section there is a modern, concrete-block chimney to serve the new furnace in the cellar. There was once a chimney between the two rooms of the southeastern half of the main section, but it has been partially removed, on the first storey only. It remains on the upper storeys and protrudes through the roof. A chimney has been removed from the main section's northwest gable-end wall, where it evidently was in the center; when the presently deep single room was divided, it apparently was not divided equally. The fireplace was in the front, large parlor section. The present owner says that the rear part of it when she was a child was the "cake room," evidently for overflow from the pantry. It is not known if the partition was original or added.

The main section has a dormer on each side of the central gable of the approach facade. There is also a rear-slope dormer for the north room. However, in the approximate location of where the other rear dormer would be is what might be called a "cricket roof," a gable roof running from the rear slope of the main section to the front roof slope of the earlier, parallel section behind it, to take care of the drainage problem that would otherwise ensue from the two roof edges meeting. The construction of this blind gable roof can be seen from the attic of the earlier section. The roofs of the main section and earliest section are covered with asphalt shingles over wood

(continued)



shingles. The small wing added to the early section (with one room on each storey) has a roof of corrugated metal. The now-enclosed porch and the newest brick section are roofed together, with one long, continuous shallow shed roof. The roof could not be seen well but appears to be of built-up material.

Because the main section is so deep, not only is it possible to have rooms arranged two rooms deep, as is the case on the second storey and was at least in part originally on the first storey, but the stair from first to second storey can run its entire distance in a single, straight run without being too steep. There is thus no need for a landing. The stair to the third storey is over the run from first to second, also a straight run, made possible by the existence of a rear central gable as well as a front one in order to provide head room at the top of the third-storey stair. As on the first and second storeys, there is a long, narrow front-to-rear hall on the third storey. The stair hall is not open to the front gable however; there is a small room there. The stair hall on the first storey has been altered. Formerly it led straight through, long and narrow, to a rear door leading to the porch in the U. Now the section of the hall adjacent to the beginning of the stair run is a closet, and behind it living space (bathroom) for the apartment that occupies the first storey of the northwestern part of the house was built.

According to the present owner, in whose family the farm has been for some time, the main section of the house was built by a Thomas Massey, a distant relative by marriage. This is the name that appears on the 1877 Lake, Griffing and Stevenson atlas map of this section of the county. According to Martenet's 1860 map of Kent County, an E. M. Wood was the owner at that time. Though it was not researched, this farm may once have been part of the Rose Hill farm (K-119), where the farmhouse dates to the eighteenth century and which lies fairly close to the east across the fields but is reached by a different public road, Route 213 instead of the road to Worton from Hopewell Corner. The farm has been about 200 acres for a long time, the owner says, and Grassdale is a fairly old name for it. It also has been popularly known as the Cooper Farm, for her family that owned it for a considerable period of time.



Hepbron PENNSYLVANIA

Stillpond Station

Cem

Lynch

Bigwoods

Cem Fountain Church

PENNSYLVANIA

MORGAN

CHESTERTOWN 3 MI.  
KINGSTON 3.7 MI.

SCALE 1:24000

1 Mile

CHESTERTOWN 3 MI.  
KINGSTON 3.7 MI.

05'00"

02'30"



K-647

Grassdale

Rt. 297, near Chestertown

M. Q. Fallaw - 7/22/86

View to southwest

03-15221



K247-14

K-647

Grassdale

Rt. 297, near Chestertown

M. Q. Fallaw - 12/19/85

View to northeast





K-647

Grassdale

Rt. 297, near Chestertown

M. Q. Fallaw - 12/19/85

View to north